

NEW YORK, SUNDAY, DECEMBER 10, 1922.

FORTUNE FAVORS COMMUNITIES ALONG PENNSYLVANIA ROAD

Population Increases, Progress and Prosperity Are Stimulated and Much Land for Residential Projects Awaits Developers and Builders.



HOME OF PERCY KINGSBURY, MORRISTOWN
ROAD ELIZABETH

TRAFFIC and operating officials of the New Jersey division of the Pennsylvania Railroad System have prepared for THE NEW YORK HERALD a summary of interesting statistical data which reflect the steady growth of commutation travel between Manhattan and intermediate passenger stations served by the Pennsylvania in New Jersey as far as New Brunswick. Those and other figures leave no room for doubt that the road's policy of keeping pace with the traffic requirements has been largely responsible for attracting to the suburban territory mentioned a substantial number of permanent residents, who have migrated from the over-populated city of New York.

The most intensive commuting points on the division are within a radius of thirty-two miles from Manhattan. They include Newark, Linden, Elizabeth, Rahway, Woodbridge, Iselin, Menlo Park, Metuchen and New Brunswick.

From the railroad viewpoint there are three underlying reasons for the consistent increase in population, the marked progress and the prosperity that those cities and towns have enjoyed during the last decade.

First—The construction and operation of what is known as the Pennsylvania Railroad's high speed or rapid transit electric line between the Hudson Terminal and Park place, Newark, with its physical connections at Manhattan Transfer and Jersey City.

Second—The accessibility of New Jersey points by means of the passenger station of the Pennsylvania Railroad situated in the heart of Manhattan at Seventh avenue and Thirty-third street.

Third—The maintenance of a safe, frequent and efficient train service at every season of the year.

As the question of adequate train service is paramount in the minds of prospective home-seekers, a resume showing how the Pennsylvania is meeting the transportation needs of its principal stations in the commutation zone and a brief outline of other advantages which those places have to offer from a residential point of view follows:

Commutation Sales Increase.
Fifteen miles from this city is the city of Elizabeth, one of the choicest residential sections in New Jersey. The number of commutation tickets sold for passage between New York city and the three passenger stations of the Pennsylvania Railroad in Elizabeth has increased more than 50 per cent. in the six years from 1916, including 1921. In 1916 the daily riders totaled 10,607, increasing to 11,306 in 1917; to 11,523 in 1918; to 12,835 in 1919; to 13,242 in 1920, and to 15,816 in 1921.

Train service at the three stations, Elizabeth, South Elizabeth and North Elizabeth, consists of 215 scheduled trains on weekdays and 141 on Sundays.

As the Elizabeth Board of Trade aptly says: "There is nothing wrong with a

city the population of which increases 40 per cent. in ten years." The last census gives the incorporated city of Elizabeth a population of 95,753. Including its suburban population Elizabeth has upward of 150,000 residents.

In the army of commuters entering New York in the morning and leaving after business hours about 3,000 are from Elizabeth, N. J. They leave Elizabeth around 7:15 in the morning, about the time that the man who lives in upper Manhattan boards the subway, and 9 o'clock finds them at their desks ready for work.

A High Class Residential City.

Two hundred and twenty-two trains daily between Elizabeth and New York are the facilities afforded by the Pennsylvania Railroad and the Central Railroad of New Jersey. Those commuters prefer to live in single family houses or two family houses surrounded by lawns with trees, flowers and shrubbery, facing well paved streets and sidewalks, to living in the average city apartment.

Elizabeth, being part of the great metropolitan area, is in itself larger than many cities of the United States which are better known. "With its population" of more than 100,000 it is larger than Jacksonville, Savannah, Knoxville, Harrisburg, Sioux City, Portland, Me.; Charleston, Mobile, Jackson, Mich. or Galveston.

Elizabeth is not only a high class residential city but is also a manufacturing city of great importance. It is the home of one of the largest plants of the Singer Manufacturing Company, which makes sewing machines. That plant employs normally 8,000 persons and has a floor area of about forty acres. The Standard Oil Company has a large refinery just on the outskirts of Elizabeth and the Moore plant of the Bethlehem Ship Building Corporation is on Elizabeth's waterfront. The Durant Motors Company acquired recently the large automobile factory erected by the Willis Corporation, which will employ between 5,000 and 10,000 persons and turn out the new Star car. Shipbuilding, printing, art goods, greenhouses, boilers and castings as well as many needed industries give employment to 25,000 persons in Elizabeth.

Elizabeth Now Scaled.

Elizabeth has shown a progressive spirit in recent years by the passage of a zoning ordinance which restricts the uses to which land can be put, setting aside certain areas for high class residences and mercantile business and three grades of industries. A city planning commission which will make recommendations for systematic growth and improvements was appointed recently. A new school building has been completed for \$200,000, one junior high school, in course of construction, will cost \$700,000 and appropriations for other \$200,000 have just been made for the building of the second junior high school, in addition to improvements and enlargements of other school buildings.

In the city, about 14,000 children attend the public schools daily and about 4,000 attend the parochial schools. In the school system there is a splendidly equipped and managed vocational school. The vocational school is equipped with all modern lathes, drill

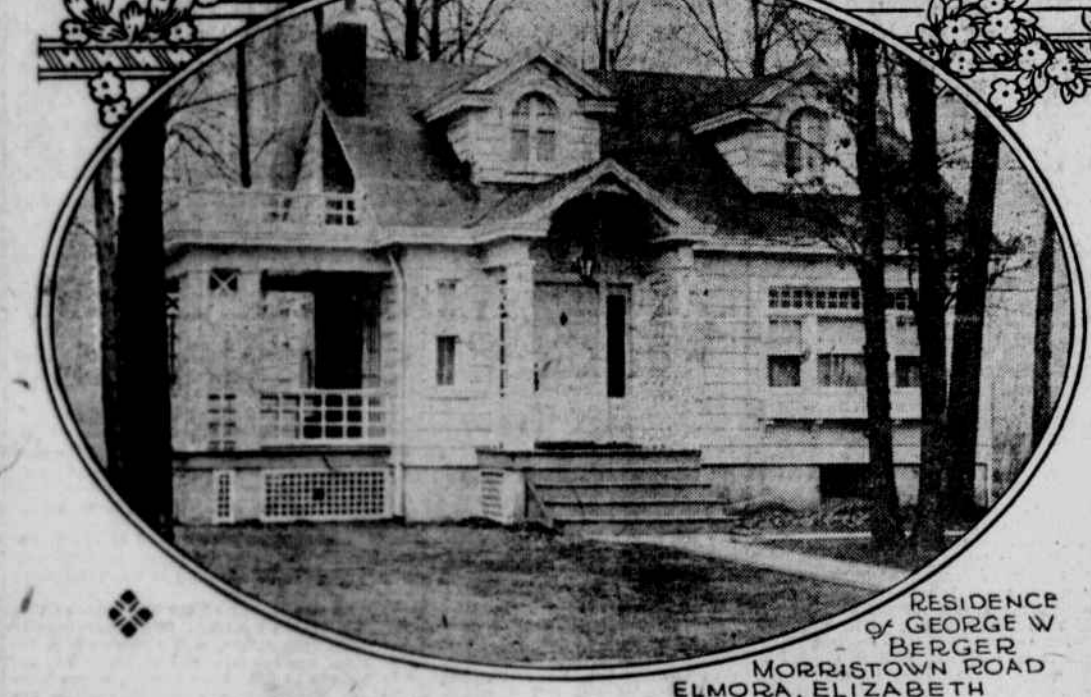
presses, planers, etc., to teach practical work. Young men graduating from the vocational school are equipped to enter the industrial plants of the city with a thorough understanding of their jobs. Printing, carpentry, automobile repairing and other trades are taught.

Progress in street paving has been made. An average of seven or eight miles of new paving has been laid yearly for the last five years.

Retail business also has kept pace. Two new department stores are in the course of erection. A large addition to



RESIDENCE OF THOMAS HENDERSON
LAFAYETTE PLACE
HIGHLAND PARK,
NEW BRUNSWICK



RESIDENCE OF GEORGE W. BERGER
MORRISTOWN ROAD
ELMORA, ELIZABETH

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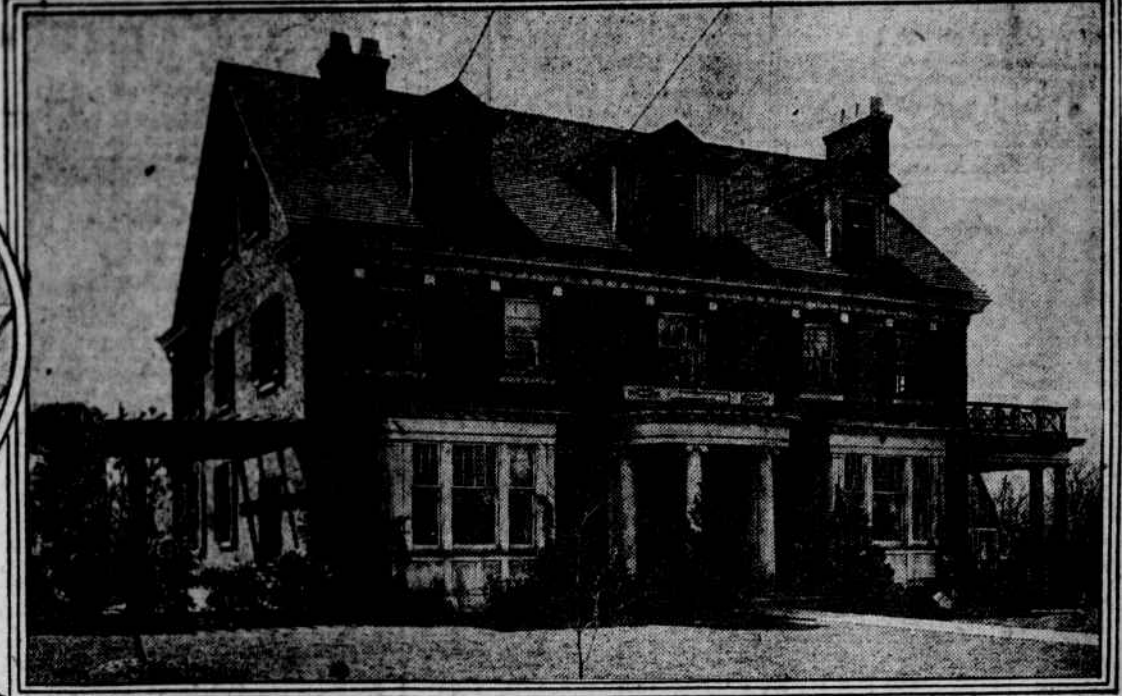
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MINOR HOUSE, NORTH AVENUE,
ELIZABETH



MAX WESTER HOUSE, WESTMINSTER
AVENUE, ELIZABETH.

Sundays. Monthly commutation tickets sold for passage between this city and Rahway have increased from 5,523 tickets in 1916 to 5,498 in 1917, to 6,376 in 1918, to 7,125 in 1919, to 7,730 in 1920 and to 8,520 for the first eleven months of 1922. The 1920 census gives Rahway a population of 11,042.

Metuchen—twenty-seven miles from New York—is summed up by the Pennsylvania Railroad's local agent in this way: "Metuchen has beautiful trees and lawns surrounding most of the residences and there are excellent walks and driveways. We have the finest artesian water of any borough in the State. Scores of houses for dwelling purposes have been built here within the last decade. There are public schools and several churches here. We have half hourly trolley service between New Brunswick and Perth Amboy, first class stores and hotels. For those who seek quiet after a day's toil in the noisy metropolis, our location is ideal."

Fifty-four Pennsylvania Railroad trains serve Metuchen on weekdays and twenty-nine on Sundays. Ten years ago the commutation tickets sold for passage between New York and Metuchen amounted to 2,185. In 1921 some 3,591 monthly tickets were purchased by daily riders. Metuchen had a population of 3,334 when the 1920 census was taken.

Residentially and otherwise, New Brunswick is one of the most highly developed cities in New Jersey. Its population has increased from 23,388 in 1910 to 32,779 in 1920.

Also Gains in Ticket Sales.
Thirty-two miles from this city, New Brunswick marks the terminus of the Pennsylvania Railroad's commuting zone. It is the Middlesex county seat and is at the head of navigation of the Raritan River, where the Delaware and Raritan Canal starts winding its way across the State, connecting with the Delaware River for Southern ports.

New Brunswick is served by the Pennsylvania Railroad with sixty-nine trains on week days and forty-one on Sundays. It has a complete system of suburban and interurban trolley lines giving a service that meets the needs of the community for the local as well

as for the more extensive traveler. Since 1916 the number of commutation tickets sold for passage between this city and New Brunswick has increased more than 200 per cent. In 1916 the sale of that class of tickets totaled 4,064, in contrast to 12,694 in 1921.

New Brunswick Growing.

Speaking of conditions in New Brunswick, Samuel L. Levin, realtor, 200 George street, New Brunswick, said to a reporter for THE NEW YORK HERALD: "The residential part of New Brunswick is growing fast. There are plenty of buyers for residential property as well as for business holdings, which shows that they have faith in the future of the city. A large number of both classes come from out of town. Highland Park, which is along the upper part of Livingston avenue on the north bank of the Raritan River is being developed rapidly with high class dwellings by the Highland Park Building Company."

E. E. Masterson, agent for property in the Brunswick Park section, said "Brunswick Park has a theatrical colony which adjoins the Phillips farm. The upper end of the park is not restricted, but the lower end, which joins the farm, is restricted. Dwellings costing \$15,000 to \$15,000 and bungalows are going up there. Part of the property is being sold as small farms. There is considerable activity in residential property along Hamilton road."

According to a real estate man, Menlo Park, Iselin and Colonia are about to see increases in values. Tracts can be bought in those towns for \$550 an acre, he said. This man also considered that good investments could be made in Metuchen.

Among the homes reproduced pictorially herewith are those of George W. Berger on Morristown road, Elmora, and Percy Kingsbury on Morristown road, Elizabeth, sold recently by William C. Pinck, real estate broker, 214 Broad street, Elizabeth. The minor house, North Avenue, Elizabeth, was sold recently to a buyer whose name has been withheld. The stucco house, in English style, occupied by Max Wester, was erected by Peter G. Vleth.

MANY OFFERINGS AT DAY SPECIAL SALE

Manhattan-Bronx Parcels to Go on Block.

Several Manhattan and Bronx tenements, dwellings, apartment sites and waterfront industrial plots are included in the special sale to be held by Joseph P. Day, auctioneer, on Thursday, December 14, in 14 Vesey street. The waterfront property includes a Harlem River frontage between 123d and 134d streets; another industrial property is the modern three story factory with machinery on Bronx Boulevard and 27th street.

Other Manhattan offerings include tenements at 309 West 119th street, 1615 Lexington avenue, 409 East Ninety-second street, 194 to 172 East 112th street, 1940 Lexington avenue, 265 West Forty-seventh street, 422 West Fifty-third street, 505 Tenth avenue, 173 West 135th street and 308 to 310 East Seventy-fourth street and the northeast corner of Hudson and West Twelfth streets.

The offering also includes a large plot overlooking the Speedway and the Harlem River, abutting Highbridge Park on the east side of Amsterdam avenue, near 180th street, suitable for an apartment house with stores. In The Bronx will be offered a three story dwelling with garage at 2567 Perry avenue, between Bedford Park Boulevard and East 251st street.

Could 'Honorable Board' Refuse to Give Him Diary?

By THE ODD PARAGRAPHER.

FROM far away Billinghamish Falls, Wash., the Real Estate Board of New York received recently this odd appeal for a copy of its diary and manual:

HONORABLE GENTLEMEN: May I ask you to be spared one of your official year books which your records might have some left, 1921? I am interested in that book, so wishing to be spared if you can, I put in 4 cents stamps enclosed.

T. NAGASCHIK.

Which we ask, Honorable Real Estate Board, could you, if you spare, refuse Mr. Nagaschik's diary?

Better Housing for the Farmer.
Farmers have long complained that building conditions for those who till the soil. The extension division of the Agricultural College of the Ohio State University, recognizing the need for better housing in that direction, has designed a new model farmhouse that is substantial in construction and thoroughly modern. The house is built of concrete blocks, with stucco finishing and a fireproof roof. Among the innovations is a special entrance and washroom in the cellar for farm hands.

A Deserted Palace.
There is a magnificent palace in Russia, covering 8,000 square meters, which

MANHATTAN AND BRONX PROPERTY AT AUCTION

B. L. Kennelly to Offer Many Parcels December 11.

Many properties in Manhattan and The Bronx will be sold at auction in 14 Vesey street on December 11 by Bryan L. Kennelly. The Manhattan offerings include the five story dwelling at 100 Fifth avenue, 20x100; also northeast corner of Washington and Charlton street; 62 Greenwich street through to Washington street, three and four story buildings, 62x104, with an "L" to Greenwich street. Other Manhattan properties are the two four story dwellings, 141-143 Hudson street; a five story double apartment house, 394 East 103rd street; three five story tenements, with two stores each, 674-678 Tenth avenue, 55 West 10th street, two stores, 70 Tenth avenue, and a three story business building, 783 Eighth avenue.

Bronx properties in the list include a vacant plot, northeast corner of Third avenue and 127th street; 280-282 Belmont avenue, known as Belmont Market; a one story taxpayer with ten stores; a vacant plot on the north side of West 129th street, west of University avenue; and a vacant plot west of Tenth avenue, fifty feet north of 150th street. At the same time a vacant plot, west side of Seventeenth avenue, Brooklyn, 800 feet north of Sixtieth street will be sold.

RENTS EAST 61ST ST. HOME.
Worthington Whitehouse, Inc., rented furnished for Noel Clement, the house, 238 East Sixty-first street, to Felton B. Eklund.

FRED BROWN BUYS OLD 5TH AV. BAPTIST CHURCH

Takes Over Property From Dreicer Estate.

The site of the old Fifth Avenue Baptist Church and rectory at 2 and 8 West Forty-sixth street, known as "the Rockefeller church," has been purchased by Frederick Brown, the operator, from the heirs of the late Michael Dreicer, who has been holding it at \$600,000. The Joseph Milner Company was the broker. The Fifth Avenue Baptist Church occupied the property for many years prior to its removal to its new edifice at the corner of Park avenue and Sixty-third street. The site adjoins Fifth avenue and was purchased by Mr. Dreicer in May, 1921, for \$434,000.

Another parcel in the vicinity is reported to have been taken by operators. This involves the five story building at the southeast corner of Llewellyn Road and Wayside Place, Montclair, to Clarence V. Price. The property is on the south side of Montclair and is surrounded by the estates of William B. Dickson, H. V. Schieren and Walter E. Bell. It has a frontage of 450 feet, is laid out in gardens and is heavily wooded. The residence is three story frame construction and has several bathrooms. The property was sold at \$50,000.

MONTCLAIR RESIDENCE SOLD.
F. M. Crawley & Bros. sold for Mrs. J. E. Taylor a 14 room residence at the southeast corner of Llewellyn Road and Wayside Place, Montclair, to Clarence V. Price. The property is on the south side of Montclair and is surrounded by the estates of William B. Dickson, H. V. Schieren and Walter E. Bell. It has a frontage of 450 feet, is laid out in gardens and is heavily wooded. The residence is three story frame construction and has several bathrooms. The property was sold at \$50,000.

Small Stores in Lower City Are in Great Demand

By CHARLES F. NOYES.

CONDITIONS downtown—real estate wise—are good. They have seldom been better. Desirable space is wanted and there is a healthier and better demand for stores, lofts, buildings and, particularly, offices, than at any time since January 1, 1921.

Small stores are greatly sought after and quickly taken, whenever offered, at increased rentals. We have tenants waiting for merchandising space and our condition in that respect is no different from that of others.

Office renting is very active for this time of the year and the real estate market and there is a very cheerful feeling on the street. Collections are better and it seems as if most of the firms with whom we are doing business have passed through the deflation period and all report business on the upgrade.

The surprising feature of the present real estate market is the tremendous amount of money in comparatively small sums available for realty investment. It seems as if almost every one worth while has surplus funds and is anxious to buy downtown real estate. There is no question but that lower Manhattan

AUCTIONEER TO OFFER LOTS IN WEST BRONX

J. C. Davies Will Conduct Sale on Tuesday.

Eighty-one lots on 170th and 177th streets, Tremont, Grand and Davidson avenues and fifteen lots on Aqueduct avenue, between 160th and 163d streets, are to be sold at auction for the estate of the late Julius Lowenthal and others on Tuesday in 14 Vesey street exchange by J. Clarence Davies.

The lots are on high rolling ground, especially adapted for building sites. The immediate section is well developed with private dwellings and the surrounding section is rapidly being developed with apartment houses.

The section is no further from the heart of the city than is Washington Heights. It is reached by means of the Jerome avenue extension of the Lexington avenue subway to 178th street. Lots in the Washington Heights section are selling at from two to three times the prices that are being asked for lots in the west Bronx district.

BRANCH FOR RESERVE BANK.
As a site for a branch the Federal Reserve Bank has leased from the 303 Fourth Avenue Corporation (Louis B. Brodsky, Samuel Augenblick and H. Miller) about 5,000 square feet, comprising the corner first floor in the new building at the northeast corner of Fourth avenue and Twenty-third street, opposite the Metropolitan Life Insurance Building. The lease is for a term of years and was made through Horace S. Ely & Co.